

172.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

709,400 / 709,400

USE VALUE:

709,400 / 709,400

ASSESSED:

709,400 / 709,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PERKINS BRADFORD GRANT JR	
Owner 2: MYSAK ERIN ROSS	
Owner 3:	

Street 1: 3 INVERNESS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BERLIN JOSHUA D -

Owner 2: -

Street 1: 3 INVERNESS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,682 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Clapboard Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3682		Sq. Ft.	Site		0	70.	1.44	6									371,321						371,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	3682.000	332,900	5,200	371,300	709,400	
Total Card	0.085	332,900	5,200	371,300	709,400	Entered Lot Size
Total Parcel	0.085	332,900	5,200	371,300	709,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	396.76	/Parcel: 396.7	Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	357,600	5200	3,682.	371,300	734,100	734,100
2019	101	FV	353,800	5200	3,682.	366,000	725,000	725,000
2018	101	FV	353,800	5200	3,682.	281,100	640,100	640,100
2017	101	FV	353,800	5200	3,682.	265,200	624,200	624,200
2016	101	FV	353,800	5200	3,682.	244,000	603,000	603,000
2015	101	FV	329,500	5200	3,682.	228,100	562,800	562,800
2014	101	FV	329,500	5200	3,682.	210,100	544,800	544,800
2013	101	FV	329,500	5200	3,682.	210,100	544,800	544,800

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERLIN JOSHUA D	73147-507	1	8/21/2019		702,000	No	No		
KENDALL MELISSA	45474-126		6/27/2005		613,000	No	No		
WONG NGAI CHUEN	43392-289		7/28/2004		480,000	No	No	Y	
	19290-407		8/1/1988		215,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	66	Insulate	8,000	C				
5/24/1996	200	Manual	5,000				REROOF	

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2019	SQ Returned	JO	Jenny O
9/15/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Measured	197	PATRIOT
12/5/2005	MLS	HC	Helen Chinal
9/19/2005	Fieldrev-Chg	BR	B Rossignol
11/13/2004	MLS	MM	Mary M
4/25/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH

5	OFF	11	13
		24	
27	UAT		27
	SFL		
	FFL		
	BMT		
12	12		
EFP	FFL		
BMT	BMT		

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 2
	Baths: 1	HB

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			

DEPRECIATION

Total: 18.6 %

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	6	2	

CALC SUMMARY**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS**PARCEL ID**

172.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	18X20	A	AV	1950	24.14	T	40	101			5,200			5,200

More: N Total Yard Items: 5,200 Total Special Features: [] Total: 5,200

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	816	64.610	52,723	BMT	100	FLA	50	A	
FFL	First Floor	732	156.630	114,656						
SFL	Second Floor	648	156.630	101,499						
UAT	Upper Attic	162	62.650	10,150						
EFP	Enclos Porch	84	55.350	4,650						
OPF	Open Porch	55	40.840	2,246						
Net Sketched Area: 2,497					Total:	285,924				
Size Ad	1380	Gross Are	2983	FinArea	1788					

IMAGE**AssessPro Patriot Properties, Inc**